PRESENT: Mayor Patricia Wheeler, Mayor ProTem Chakira Johnson; Councilmembers Susan Coletti, Andrea Redmond, Steve Higgins and Richard Mailman. Councilmember Steve Wells was absent.

STAFF: City Manager ChaQuias Thornton, Chief of Police Chancey Troutman, Public Works Director Jim Tavenner and City Clerk Rhonda Blackmon.

CALL TO ORDER: Mayor Wheeler called the meeting to order immediately following the public hearing at 6:45 pm.

INVOCATION AND PLEDGE: The invocation was given by Councilmember Redmond; Councilmember Mailman led the pledge to the flag.

READING OF COMMUNICATIONS: None.

ADOPTION OF THE AGENDA OF THE DAY: Mayor Pro Tem Chakira Johnson made a motion to adopt the agenda of the day; Councilmember Susan Coletti seconded the motion; Motion carried 6/0.

CITIZENS COMMENTS – NON-AGENDA ITEMS ONLY: Ms. Joan Monroe of 5499 Woodsong Trace came forward for two items. One was concerning the coyotes out in the daytime going into people's yards and approaching people and she thinks this situation is dangerous. She stated that maybe we need to start thinking about doing something about it or what can be done and let the citizens know what they can do. The other item was pertaining to no one coming into the downtown area and the fear that some of the shops would go out of business. She stated she did not know if demolition of the streets drove everybody away or what the reason is but she is not sure what to do about it.

Mr. Paul Piper of 1006 Ridge Ave. came up saying that he wanted to ask permission to move his fence to his property line in the backyard. He has had a survey done. There is no dispute about the property line. The house next door is up for sale and he has had a realtor ask him where the property line is. We were told it was the fence. It's not the fence. He'd really rather not even have to get into that because my house needs so much more work than a fence. Mayor said she had asked Mr. Piper to give City Hall a call and speak to City Hall and let them give you the directions. Mr. Piper said he had. Mayor stated that if he can be here the whole meeting, he could maybe speak to Mr. Capogrossi who is in charge of HPC as they're actually going to be meeting this week. Mayor stated Mr. Piper would have to go through him anyway because it's on Ridge. Mayor and Councilmember Mailman stated the board will make the determination.

Then Judy Asher of 5287 Mount Village Court came up. First, she spoke about the need for someone to talk to the homeowners about the dog that is secured to a fence or a tree without any water. It's a state law that you can't do that and it is the second house on the left past
Ridge Avenue on Shepard. Ms. Asher said she just drove by it on her way here. Nothing has been done about the property in Mount Village Court subdivision or on Mountain Village Court she stated. She has asked several times that something be done about the grass which currently now is waist high. The house looks deplorable and the condition of the house…this is a rental and she thinks that property owners that use the property as rentals should be made just as accountable in having their stuff done, work done to their house just like property owners that live there. Ms. Asher doesn't think any privileges should be given to them. They should not be given longer time to improve their house or do whatever things that need to be done to fix it when you only give like a week or two weeks for a homeowner to fix their problems. That's been long enough for that property…for that guy to come and mow the lawn and fix the house up. She stated it looks like a ghetto and she is sorry but it's three doors down from her house and she's tired of looking at it. Also the city tried to take one of my neighbors to court when they had a tarp on the outside of their house just to help protect the cats in the wintertime and there is a house in our subdivision that has a tarp on the roof and it is been there since last summer when a tree fell on the roof. She said it has been long enough for them to fix the roof on the house. It doesn't take a year to do that so a code enforcement officer needs to go by and give ticket to that house or find out who owns the house as nobody lives in it right now. There are also houses in our subdivision that have trash in the backyard and people also parked in the front yard; they’re on our side streets in our subdivision and that needs to be stopped. She also raised up again the property on the corner of Cloud and Ridge Avenue. Something needs to be done about that eyesore. She is tired of looking at pine trees and tired of looking at sewer pipes sticking up out of the ground. Either whoever purchased that needs to start developing it or the city needs to just come up with some money, buy it and make it a park. It's been there almost 10 years like that. And another one is she’s tired of listening to loud motorcycles. They are speeding in our subdivision; not in our subdivision, but in the city and its being done on the weekends when the police are nowhere to be found and they are just about as accountable as a car and if they’re driving really fast and have loud mufflers, they need to be given a ticket. She'd also like to see everyone's names of everyone that donated money on the Tunes by the Tracks when it is put back up in the fall who donated money. Whether it was five dollars, one dollar, a hundred dollars, everybody needs to have…their names need to be put on that sign. When Paul and Diana and I did breakfast with Santa, we included everybody on our print out and we put it on the wall so everybody that attended breakfast with Santa saw who donated and to me, I think that would give a lot more people an idea that everybody in this community is pulling together to bring an event that everybody can go see it and enjoy it. When I went to Fort Collins a while back, long while back, the merchants got together for a week and a portion of sales at the restaurants and businesses went to their local food bank. The city needs to start embracing other nonprofit businesses, especially the food banks since they help the needy people in this community. And in order for citizens of the city to be more attuned to what is going on in our city, the city needs to bring back the city newsletter and I really don't care how much money you have to spend; a lot of people don’t have iPhones, iPads, computers, or whatever. They would also like to see hard paper copies so if you can do that, she would greatly appreciate it.

Mayor asked if there was anyone else and Ms. Diana Roe Hollis of 735 Mount Village Dr. came up. When we left the City Council meeting last time and we drove down Ridge; it is our way home, and she was astonished to see the doors at the Rock Gym wide open and how many cars were parked out in front. She understands that we don't have a contract yet and she has asked a number of times and there's no facility use agreement so who’s in the Rock Gym that's not supposed to be there when we don’t have permission to use it. She thinks maybe there
needs to be a movement to find out where all the keys are, change the locks and get a facility use agreement so that we'll be in compliance once the contract is signed with the Board of Education.

COMMITTEE DISCUSSION ITEMS:

A. Planning and Zoning: City Manager Thornton stated that Planning and Zoning had a meeting on July 10th and they didn't have a quorum until later in the meeting so they did not render a decision on the…well a recommendation, for the bed-and-breakfast facilities and the vacation home facilities ordinances. She reached out to Michael Hidalgo to try to set up another meeting and Rhonda's going to help in this effort also. She will see if we can get them to meet before the voting session.

B. Community Affairs: Councilmember Susan Coletti gave a reminder of the citywide yard sale on September 23rd and she asked Ms. Thornton if we are going to have the shredder. And there will be a shredder there and it will be…she will announce the hours later but normally it's from like ten to twelve; something like that. So as soon as we find out, she will announce it.

C. Economic Development/Downtown Development: This is our new Downtown Development Authority person. We’re so happy to have you here. Errol Newark said thank you for that nice heartwarming welcome. Mr. Newark reported that they started working on the development strategy for the lot at Fourth Street and Downtown. A second item is that it has come to his attention that we need to emphasize downtown upper story residential development as there is potential for growth here. He spoke about downtown lofts being the residential trend in the downtown for living options and that we are falling way behind in that respect so in order to take the village and downtown to the next level, we seriously need to consider moving to a situation where we have lofts over our downtown stores and other restaurants. In addition, there’s been some movement in terms of the rehab work on the property located on the corner of Manor Drive and Main Street. On Friday the façade improvements were completed on the building on the corner. A lot of people have been working behind the scenes on this project and we are getting somewhere with that project right now. He is hoping to have a restaurant. A developer will be here tomorrow and he is hoping to show him the property as one of the potential projects for our properties that we can locate a restaurant in downtown. In addition and lastly but not least, he wanted to request that the Council consider placing the appointment of Mr. Gary Peet to the Downtown Development Authority Board on the agenda of their regular session of Mayor and Council scheduled for August 1, 2017. Mr. Newark offered to answer questions. He gave his name and where he came from. He said he rolled up his sleeves as soon as he got here and met with many business owners. Councilmember Mailman asked how many openings there are on the DDA. Mr. Newark stated that as far as he is aware, there is only one opening. Councilmember Johnson stated that there are more than one but due to conflict of interest, they were unable to accept the other application. We do have the three openings. Councilmember stated he had heard nothing but good things about Mr. Newark and that he was excited for the city to see this come to fruition and everyone be on the same page and to help the city grow and become a better city. We appreciate you being here.

D. Finance: No report.
E. Community Outreach: Councilmember Redmond gave information on some activities that are going on in the city; on Friday, July 28th, at 4 to 7 or 5 to 7, the Stone Mountain Historical Society, 4 to 7, will host punch on the porch at the Wells Brown House. Our Community Watch meeting is Thursday, July 27th at 7 PM at Café Jaya the piano bar will be our entertainment and David Reed is going to be our pianist for the night. She gave a summary of what the Watch group does. She invited anybody that really wants to start a Community Watch group in your community to come to the meetings. The Sue Kellogg Library has so many activities; their preschool story time, Business 101, Building blocks is where they teach how to play children’s games because a lot of people have grandchildren and they don't understand how to play some of these children's game so they teach you how to communicate and educate your own grandchild. Yard of the month goes to 5157 Poplar Springs; the Jackovich family. There is a vacant house next door to 5157 and it's owned by an investment company. These investors are not here or in our state. Some are not even in our country. She reported that there's a lot of trash in the car port, a tree down, the grass is waist high and it's right next to yard-of-the-month. How discouraging this but because this is private property, we can’t do anything about it. But when she does see that there is a house in need, she will go and knock on the door to see if they need any help with your yard because she sees the grass is overgrown and she can go over there and cut the grass. Ms. Redmond stated that we need to be asking and knocking on doors with our neighbors. If there is a problem, they maybe have a medical problem or maybe the lawnmower is broken. To be a good neighbor, go ahead and ask and see if there's any way you can help them. Last is that on August 12th on Saturday from 9 to 11 at Medlock Park, we are having a cleanup and again, she will be joining the Jet Jones Foundation-this is Jaquan Jones that played basketball at Stone Mountain High School. He has a nonprofit. From Stone Mountain High School, he went and played in Japan. Now he is back and he’s doing a lot of work in the city for our community. Also we will be joining with Keep DeKalb Beautiful and working at to get Medlock Park ready for that one on three basketball tournament that they are having later on August 27th.

F. Public Safety: Councilmember Mailman stated that he would first answer several questions that came about during the comment section; number one is that at the last city Council meeting, Steve Wells is looking into the coyote problem because there is also coyotes on Cloud Street and Gordon Street. He said that unfortunately, this is something they will have to look into concerning capturing them and what the law is. We need to figure this out before it gets out of hand. One of the other things, motorcycles, people are going too fast and we cannot say they need to be given a ticket. What we need to do is pick up the phone and call the police. Our city is small and if someone is driving crazy on one end and the police are responding to something on the other end, we have to call the police. Judy Asher knows I love animals and she loves animals, but if you see an animal, tied up, pick up the phone call 911. We have to fundamentally no matter what call 911. Mr. Mailman said he hated to hear somebody say that there is less people coming into the city. He thinks that the streetscape is probably 95% done and they have gotten from the beginning of the streetscape project start to about two weeks ago, nothing but truly bad, every day a call, “I'm driving down the same street”, “I'm not happy, I'm calling City Hall”. Jim and I are talking on a daily basis. He's calling the contractor. Absolutely though lately everyone is calling and saying their liking it but if you still don’t like it, there’s really not a whole bunch we can do to make you happy on that; people are saying they are getting flat tires hitting curbs. He drives a truck with a very big trailer and does a lot
of work for the woman’s club and work for Stone Mountain Park and he can get down that road with somebody coming by and not hit a curb. We need to get together as a City. The good news is we’ve had conversation several times that we are going to look into seeing about getting another code enforcer. Roseberry does a great job but we have her stretched out. I think the renters and the people that we just said do not live in the area are not caring about how their houses are as long as they are getting a revenue stream coming in by renting their houses, but we all need to stay together. This young lady said there’s no business. Mr. Mailman stated he goes to several of the places that are here for business to shop and eat. We all should be doing a little of that to be able to still keep people afloat. He stated that he truly, truly wishes that everyone would get on the same page and then if we sink, we sink. He said if you want this seat, please run for the seat. If you care about the city he will vote for you. He truly believes that the people up here care about the city, but on a daily basis, we can’t all be on a different page or we will never get anywhere. Mr. Mailman spoke about doing anything he is asked but that none of the Council individually can make a ruling on anything. He has heard 53 times about Al Capogrossi making a decision. No, he does not and he is the same as all of us as he is on a board and that board will make a ruling but go through the channels and then they will work with you if you explain your situation. Mayor thank him and then he mentioned the Back to School Bash saying there are several people that have asked me about it. What happens is the city, because I rant and rave through Steve Wells who is not here started it years ago to put it in a budget, but I want y’all to know that not a dime of the money is given to us by the city. The money is all raised against that budget. So if there’s a $3500 hypothetical budget and we only raise $2500 then we only spend $2500 dollars. Last year we gave a thousand, maybe close to 1100 children school supplies. The Women’s Club gets involved and we give the majority of the stuff is remaining to the people that asked for it, which is usually churches and our elementary school. He talked about a few other events in the city. Mayor said to give the time and Mr. Mailman said it was 10 to 2 or whenever the stuff is gone. This is on the 22nd and the 21st will be here at 10 o’clock and they put the stuff together. Councilmember Redmond also commented on this matter.

G. Public Works: Mayor stated that Steve Wells for Public Works is not here.

H. Historic Preservation Commission: Al Capogrossi came up and gave a summary of the meeting that was held on June 21st saying they did three COAs and discussed the tiny houses which will have to come back to HPC for final approval. He also wanted to reiterate that all decisions made or questions answered come from the guidelines. Councilmember Redmond then made some statements concerning the Methodist Church parking lot and the visible issues.

I. Visitor Center: Mayor then called for Visitor’s Center – Kim Cumbie came up and gave summaries on the visitor numbers for June and funds for the Visitor’s Center Ambassadors Economic Impact year to date. There was an update on the local restaurant Sweet Potato Café and that they have been chosen to represent the Atlanta Metro Region in the Shrimp and Grits Festival at Jekyll Island. Ms. Cumbie thanked everyone for their support in the renovation of the Depot building. She gave an update on upcoming meetings that she will be involved with. There was an update for the Market. She then gave an announcement about the film project coming to the city.
Councilmember Redmond stated that there are also calls for extras on the show that will be filming here.

**STAFF REPORTS:**

A. **Code Compliance Officer:** Mayor moved on to Staff Reports saying that the Code Enforcement Officer is not here so we will wait until the Regular Council Meeting. City Manager Thornton stated that Officer Roseberry was not feeling well and she commended her on the hard work she does for the city.

B. **Public Works Director:** Jim Tavenner gave an update on community service workers for last month. He spoke of the drainage project going on between 5075 and 5073 Lieland Drive where they are replacing about 180’ feet of storm water pipe. He also gave summaries on right-of-ways and trash pick-ups. Wants to get rid of the bleachers at VFW Park.

C. **Chief of Police:** Chief Troutman came up and gave a summary of the activity for the Police Department. He also thanked everyone for the cards and calls concerning his mother. The Chief continued with the summary numbers for the last two months. Court has been filled completely. Councilmember Mailman thanked Chief Troutman and Judge Hoffman. There was a brief mention of the ride-a-long with police. Chief said there are waivers and paperwork and he would meet with the citizen that asked about this.

D. **City Clerk** – No report.

**UNFINISHED BUSINESS:**

A. Mayor Pro Tem Chakira Johnson read Ordinance 2017-04 to amend Appendix A, Zoning, Article XV: Bed and Breakfast Facilities. Councilmember Mailman stated that Council get with the City Manager on this to iron out everything. Ms. Johnson stated that there was only one change from 10 day max to a 14 day max. Councilmember Coletti stated there was also the 2 day minimum for temporary lodging. She stated that sometimes only 1 night will be needed. Councilmember Redmond agreed. Mayor Pro Tem Johnson stated the difference is when renting a room vs. the whole house. Councilmember Mailman and Higgins also agreed the minimum should be 1 night. Mayor Pro Tem Johnson reiterated the change for Vacation Homes would be no minimum.

B. Mayor Pro Tem Johnson read Ordinance 2017-05 to amend Appendix A, Article VI: Supplemental Regulations, Section 6-9 Home Occupations. No discussion needed on this item.

C. Ordinance 2017-07 to amend Appendix A, Zoning by Establishing Article XVI: Vacation Home Facilities. City Manager Thornton stated that a concern that was raised by the Planning and Zoning Board was in reference to the 14 days and someone reapplying to then stay another 14 days making this more like a rooming house. Ms. Thornton stated we would have the city attorney look at this to make suggestions to discourage continual use. Mayor Wheeler also suggested calling GMA to see if they have any experience with this already. She also said that the Planning and Zoning was also concerned about a possible residency radius stipulation.
NEW BUSINESS:
A. Consent Agenda: Mayor Pro Tem Johnson stated that there were no items under consent agenda.
B. Purchase of Kubota mower for Public Works. Mayor asked if there were any questions. Councilmember Mailman and City Manager Thornton discussed that this item had already been budgeted and this was to award the item. There was no further discussion.
C. Consideration of Council Initiated Amendment to Appendix A, Zoning for Regulations Regarding Accessory Dwelling Units and/or Tiny Houses. City Manager Thornton noted that there had been some interest in tiny houses as accessory and/or primary uses. The code does not allow for these structures at this time. She went over the code requirements. We want to get a consensus from the Council on this item. Ms. Thornton suggested that Council consider the lot size within the districts so as not to directly impact the tax base. Councilmember Coletti stated we definitely needed to have regulations for the tiny houses. She went over the possible situations and what to incorporate in the ordinance. There was more discussion on the zoning and other considerations as well as size of lots and structures from the Council and the City Manager.

Mayor asked the audience to quiet down so everyone can hear.

NEW ORDINANCES AND RESOLUTIONS:
A. Mayor Pro Tem Johnson read the item Resolution 2017-18 FY2017 Budget Amendment. City Manager ChaQuias Thornton stated that this item came from conversations with the City Court Clerk. The court cases are coming in and being put off until several months later to be heard. We asking to hire another Solicitor, etc. to be able to move these cases. Also may need another judge. Ms. Thornton discussed this a bit further.

CITY MANAGER’S REPORT: Ms. Thornton handed out a summary report for revenue and expense for the month of June 2017. She went over the summary with the Council. Ms. Thornton stated that there was a municipal election coming up in November and the last date to register to vote for this election is Tuesday, October 10th. She also gave the qualifying dates and the seats that are open. Next, Ms. Thornton stated that all of the mid-year reports that are due to the state offices have been filed. The payroll data report due to the Federal Highway Administration (for the E. Mountain Street Project) is not done because the payroll reporting period has not passed yet so the report cannot be turned in at this time. Next was an update on a meeting that the City Manager and the Public Works Director attended a meeting with DeKalb Watershed on July 10th. She discussed the contents of the meeting which pertained to sewer capacity issues within the county. Lastly, Ms. Thornton discussed the topic from last year of a mid-year review. There will be a budget review with the departments in August to see where the city is now which will determine the future budget.

ANNOUNCEMENTS BY THE MAYOR: Mayor Wheeler then announced that she had attended a meeting with the CEO of DeKalb County with the other DeKalb’s city mayors about DeKalb putting a SPLOST election on the November ballot. There is not a lot of information about it at this time because everyone is still working on the details. Mayor Wheeler continued to speak about the SPLOST possibilities. The Mayor then gave thanks to Diana and Paul Hollis for providing dinner to the police officers on July 4th.
Mayor asked if Council had anything else. Mayor Pro Tem Johnson gave an update on the Community Garden.

**ADJOURNMENT:** Mayor then asked for a motion to adjourn. Mayor Pro Tem Johnson made the motion; Councilmember Susan Coletti seconded the motion; **Motion carried 6-0.**

The meeting adjourned at 8:05 p.m.

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Mayor Patricia Wheeler  Rhonda A. Blackmon, City Clerk